006.0	0005	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,036,500 / 1,036,500
					USE VALUE:	1,036,500 / 1,036,500
					ASSESSED:	1,036,500 / 1,036,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FETFATSIDIS JOHN---ETAL
Owner 2:	FETFATSIDIS ANASTASIA
Owner 3:	
Street 1:	40 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,129 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1915, having primarily Wood Shingle Exterior and 3051 Square Feet, with 4 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5129.000	572,500	4,900	459,100	1,036,500
Total Card	0.118	572,500	4,900	459,100	1,036,500
Total Parcel	0.118	572,500	4,900	459,100	1,036,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.71 | /Parcel: 339.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	544,900	4900	5,129.	459,100	1,008,900	1,008,900	Year End Roll	12/18/2019
2019	111	FV	464,900	4900	5,129.	487,800	957,600	957,600	Year End Roll	1/3/2019
2018	111	FV	464,900	4900	5,129.	355,800	825,600	825,600	Year End Roll	12/20/2017
2017	111	FV	438,300	4900	5,129.	309,900	753,100	753,100	Year End Roll	1/3/2017
2016	111	FV	438,300	4900	5,129.	264,000	707,200	707,200	Year End	1/4/2016
2015	111	FV	398,500	4900	5,129.	258,200	661,600	661,600	Year End Roll	12/11/2014
2014	111	FV	398,500	4900	5,129.	212,300	615,700	615,700	Year End Roll	12/16/2013
2013	111	FV	398,500	4900	5,129.	202,000	605,400	605,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12807-617		6/11/1975		45,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5129		Sq. Ft.	Site		0	80.	1.12	1									459,095						459,100	

Total AC/HA: 0.11775 | Total SF/SM: 5129 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 459,095 | Spl Credit | Total: 459,100

User Acct

5844

GIS Ref

GIS Ref

Insp Date

11/03/17

!615!

PRINT

Date	Time
12/10/20	16:22:05

LAST REV

Date	Time
12/28/17	18:18:47

ekelly

PAT ACCT.

615

USER DEFINED

Prior Id # 1:	5844
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
2/19/2009	Measured	345	PATRIOT
9/22/1999	Meas/Inspect	263	PATRIOT
8/27/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.10336781
Const Adj.:	1.03020000
Adj $ / SQ:	159.137
Other Features:	219000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	703357
Depreciation:	130824
Depreciated Total:	572533

COMMENTS

NO INSP IN HST DOORBELL & KEYED ENTRY;
EST. UAT APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	5	HB	

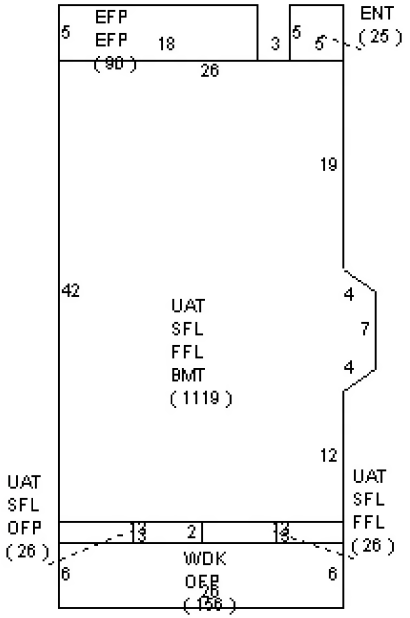
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
1	4	1	1
1	3	1	B
1	2	1	M
Totals			
4	15	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,171	159.140	186,349
FFL	First Floor	1,145	159.140	182,211
BMT	Basement	1,119	65.640	73,455
UAT	Upper Attic	293	92.300	27,021
OFP	Open Porch	182	26.340	4,794
EFP	Enclos Porch	180	43.630	7,853
WDK	Deck	156	12.790	1,994
ENT	ENTRY	25	27.200	680
	Net Sketched Area:	4,271	Total:	484,357
Size Ad	2316	Gross Are	5149	FinArea 3051

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0
UAT	100	FLA	60	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.14
Special Features:	0	Val/Su Net:	134.04
Final Total:	572500	Val/Su SzAd	247.19

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1925	21.58	T	40	111			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900